



HY-VEE INVESTMENT OPPORTUNITY

122 N MAIN ST | MONTICELLO, IA 52310

STOCK PHOTO

OFFERING MEMORANDUM



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



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SUMMARY

PRICE	\$6,437,241.67
CAP RATE	6%
NOI	\$386,234.50
LEASE EXPIRATION	March 3, 2037
OPTIONS	(6) 5-Year Options (5% rent increases)
LEASE TYPE	Absolute NNN

ADDRESS	CITY	STATE
122 N MAIN ST	MONTICELLO	IA

VIEW ON THE MAP!



INVESTMENT HIGHLIGHTS

HY-VEE DOLLAR FRESH WITH STRONG REAL ESTATE FUNDAMENTALS

- » Full service grocery store fee simple leased to Hy-Vee, Inc. Established retailer with successful 80+ year operating history
- » Absolute NNN lease requiring no landlord management
- » Scheduled rental increases

DOMINANT GROCER IN IOWA

- » Hy-Vee was founded in Iowa in 1930 and has developed into the dominant grocer in the State, holding the number one or two position in the most with 285+ stores and holds the number one or two position in the majority of the mid-sized cities in the State
- » Hy-Vee's success has allowed them to expand into neighboring states - Minnesota, Nebraska, Illinois, South Dakota, Kansas, and Wisconsin

DOLLAR FRESH BANNER

- » The Dollar Fresh banner is a new concept that Hy-Vee launched in 2018 (25 locations to-date) designed to be a one-stop shop for customers, with a broader product lineup, at competitive prices
- » By operating primarily as "self-checkout" store and eliminating full-service bakeries and delis, Dollar Fresh locations are able to offer attractive discounted pricing in an inflationary environment

NEW "BUILD-TO-SUIT" LOCATION

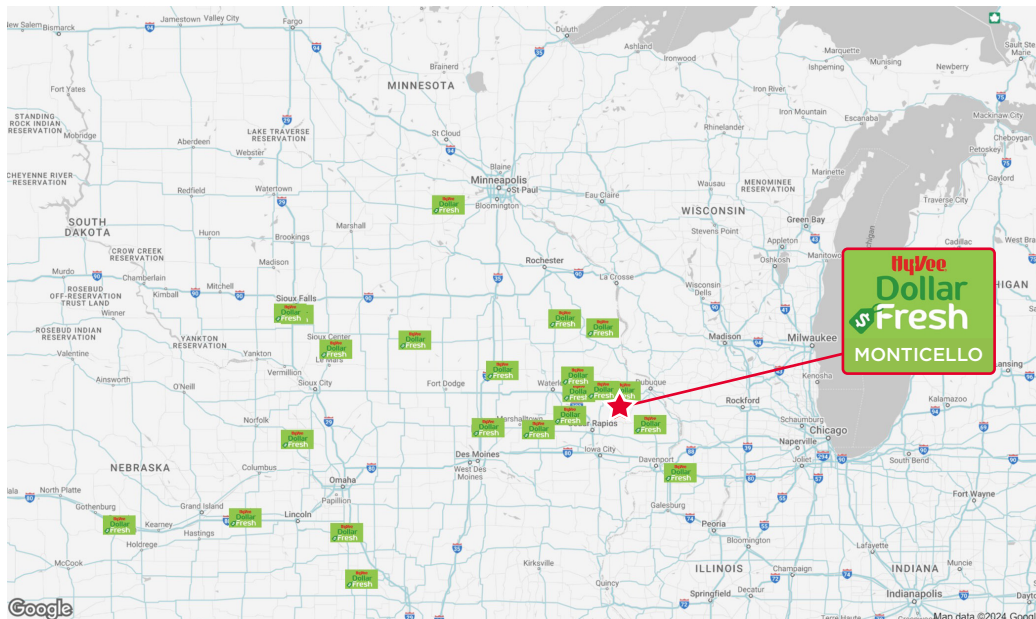
- » The Subject Property is a new store that was purpose-built for Hy-Vee in March 2022 and has performed well since
- » Hy-Vee signed a new 15-Year lease (14.8 years remaining) and has six additional 5-year options (which would take the fully extended term to 2062)

TENANT SUMMARY - HY-VEE DOLLAR FRESH



Hy-Vee, Inc. created the Dollar Fresh concept in 2018, opening their first store in Osceola, Iowa. Dollar Fresh stores are designed to offer customers in smaller communities a fresh, new product selection at low prices. Customers will find a full selection of grocery items, ready-to-eat meal offerings, a dollar section, a bakery, a Wall of Value, and many other services.

Hy-Vee, Inc. has now opened over 25 Dollar Fresh stores. Although a smaller footprint than your typical Hy-Vee Grocery store-customers will still be greeted with the familiar helpful smiles in every aisle at each Dollar Fresh Store.



HY-VEE - MARKET PRESENCE

DES MOINES, IA	JAN 2023	
	MARKET SHARE	STORE COUNT
Hy-Vee	46.7%	25
Walmart	21.7%	8
Fareway	10.9%	21
Target	7.4%	3
Aldi	3.4%	10
All Other	9.9%	19

IOWA CITY, IA	JAN 2023	
	MARKET SHARE	STORE COUNT
Hy-Vee	51.2%	7
Walmart	26.1%	3
Fareway	10.0%	5
Trader Joe's	3.3%	1
Aldi	3.1%	3
All Other	6.4%	5

DAVENPORT, IA	JAN 2023	
	MARKET SHARE	STORE COUNT
Hy-Vee	39.9%	11
Walmart	28.8%	5
Target	12.0%	2
Fareway	9.8%	7
Aldi	3.7%	4
All Other	3.9%	5

WATERLOO, IA	JAN 2023	
	MARKET SHARE	STORE COUNT
Walmart	36.9%	3
Hy-Vee	31.5%	5
Fareway	12.9%	5
Target	6.6%	1
Aldi	3.2%	2
All Other	9.1%	10

*Data gathered from 2023 Creditintell report.

HY-VEE - INTERIORS



RENT ROLL

		LEASE TERM		CURRENT RENTAL RATES			FUTURE RENTAL RATES					
CITY, STATE	SQUARE FEET	START	TERM	MONTHLY	ANNUAL	PSF	DATE	MONTHLY	PSF	ANNUAL	LEASE TYPE	
MONTICELLO, IA	27,490	March 4, 2022	15 YR	\$32,186.21	\$386,234.50	\$14.05	Options - (6) at 5 years (5% Escalations)				Absolute NNN Zero Landlord Responsibilities	
							OPTION 1	\$31,757.02	\$13.86	\$381,084.27		
							OPTION 2	\$33,344.87	\$14.55	\$400,138.48		
							OPTION 3	\$35,012.12	\$15.28	\$420,145.41		
							OPTION 4	\$36,762.72	\$16.05	\$441,152.68		
							OPTION 5	\$38,600.86	\$16.85	\$463,210.31		
							OPTION 6	\$40,530.90	\$17.69	\$486,370.83		

PROPERTY OVERVIEW - MONTICELLO, IA

LOCATION

122 N Main St, Monticello, IA

The property is located on the corner of N Main St (Business Hwy 151) and E 1st St with signalized access. The property is surrounded by a solid mix of local, regional, and national tenants - including Hartwig Drug, Spahn & Rose, Subway, Theisen's, and more.

Monticello is a friendly community located in scenic Jones County. It is thirty minutes from Cedar Rapids and Dubuque on four-lane US Highway 151. Monticello is home to approximately fourteen industries employing many residents and non-residents. The town sees near 100,000 visitors during The Great Jones County Fair and Food Fest with high-end entertainment, great food, exhibits, and more.

YEAR BUILT

2022

BUILDING SF

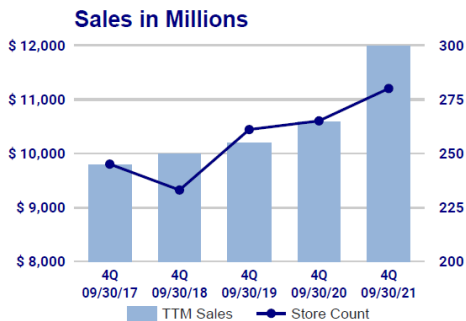
27,490 SF

PARKING

129 Parking Stalls

www.dollarfreshmarket.com

Sales and Store Count



DEMOGRAPHIC PROFILE & LEASE ABSTRACT - MONTICELLO, IA

2023 EST. SUMMARY	1 MILE	10 MILES	20 MILES
Population	3,975	11,637	46,166
Households	1,622	4,875	19,282
Families	2,918	9,213	36,465
Average Household Size	2.9	2.8	2.9
Daytime Population	3,331	7,451	31,892
Total Employees	2,181	4,182	18,162
Median Age	44.9	45.0	44.4
Average Household Income	\$99,087	\$100,734	\$106,805

2028 EST. SUMMARY	1 MILE	10 MILES	20 MILES
Population	3,673	11,617	47,990
Households	1,488	4,854	19,993
Average Household Income	\$117,412	\$109,343	\$111,589

TENANT	Hy-Vee, Inc.
ADDRESS	122 N Main St, Monticello, IA
RENT COMMENCEMENT	March 4, 2022
LEASE EXPIRATION	March 3, 2037
RENEWAL OPTIONS	(6) 5 year
RENTAL INCREASES	5% Each Option <i>Option 1 - rent decreases</i>
REAL ESTATE TAXES	No Landlord Responsibility
INSURANCE	No Landlord Responsibility
REPAIR & MAINTENANCE	No Landlord Responsibility
MAINTENANCE BY LANDLORD	ZERO
RIGHT OF FIRST REFUSAL	YES



POPULATION OF 11,637
WITHIN TEN MILES

AERIAL - MONTICELLO, IA



WOLKEN
FAMILY DENTAL



1ST ST

2,990 VPD



MAIN ST
3,760 VPD



LA HACIEDA
MEXICAN
RESTAURANT



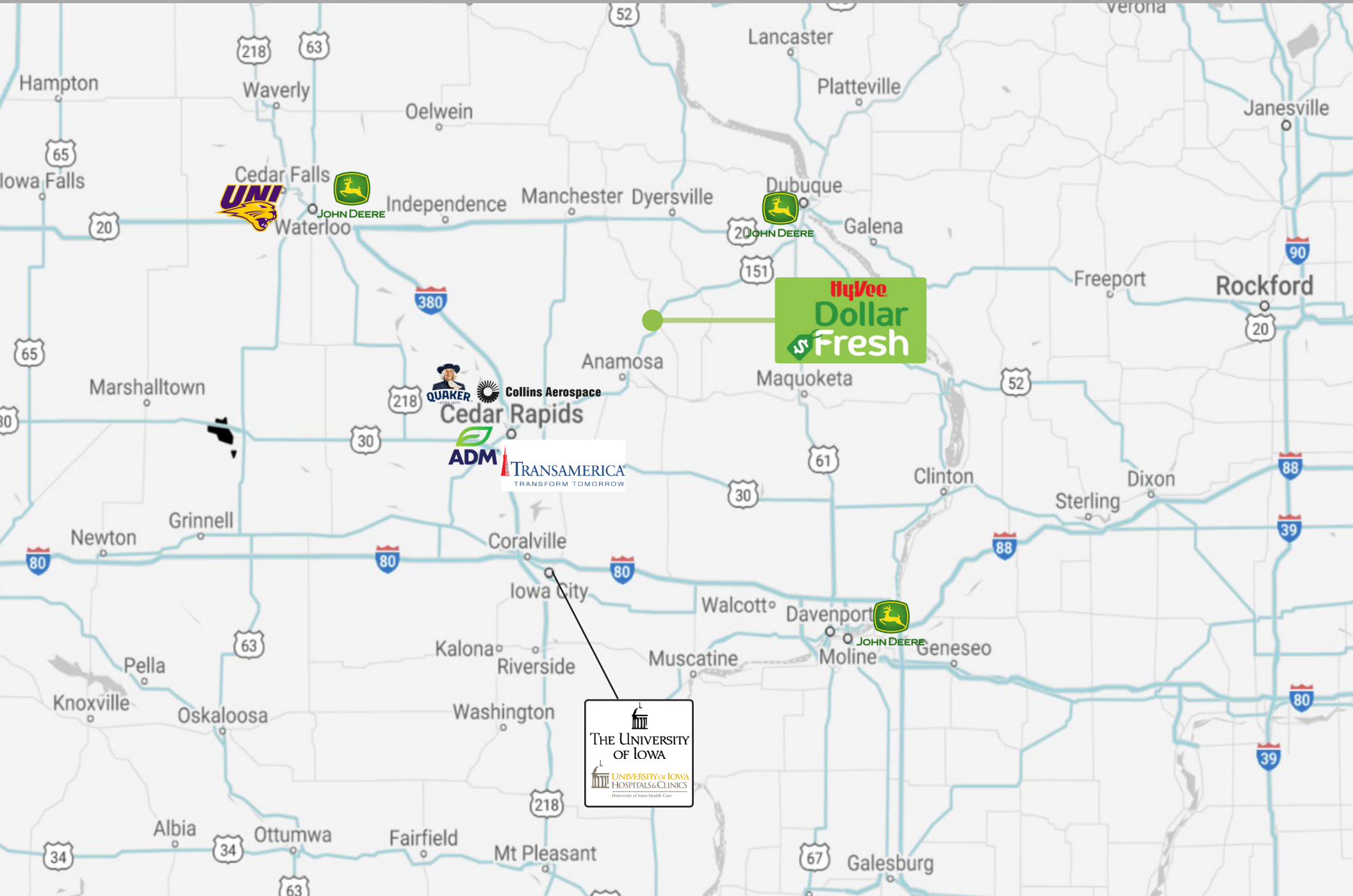
AERIAL - MONTICELLO, IA



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AERIAL



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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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